



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#13-0489

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: March 19, 2013

TITLE: South Side School Update

The purpose of this memorandum is to provide a status update on the South Side School project and an action plan moving forward with the objective of identifying items of work which need to be completed in order to make the building habitable.

While the project has been and continues to be a single holistic project with unified funding, the project is discussed below as three separate areas which are part of the same overall project with specific action items listed under each area:

1. Northeast Area - South Side School interior modifications and nearby site improvements
2. Southeast Area - playground and surrounding site improvements
3. West Area - sports fields and recreational space

Northeast Area:

While Public Works and Parks & Recreation continue to develop the schematic drawings with a planned occupancy by Parks, the City is also in discussions with representatives from both Nova Southeastern University (NSU) and the YMCA who have indicated a desire to occupy the facility.

NSU is in the process of submitting an application for a Certificate of Appropriateness (COA) to the City's Historic Preservation Board (HPB) for an exterior building. NSU has indicated that the application will be filed with the City on March 21st for a hearing date of April 1, 2013 before HPB.

Assuming HPB approval, it is anticipated that a lease agreement can be brought back to the City Commission for final consideration by the first meeting in May.

NSU has also indicated that it would be their desire to relocate the chiller to a different, more compatible location to facilitate their use of the property.

As requested by the Commission, Staff, in the interim, has undertaken a holistic approach to make the building habitable by addressing specific items of work (e.g., mold remediation; power supply; flooring installation; heating ventilation and air conditioning; electrical; civil & interior finish; site work adjacent to the building) and also keeps the future best use of the building flexible.

Therefore, the building interior will be completed without construction of the interior partitions which could be added later to accommodate the eventual user. The resulting space would be similar to a commercial space that is ready for tenant build-out.

At the present time, addressing only the mold remediation is not recommended and feasible due to lack of a power source/air conditioning to control the humidity levels and the unfinished floor through which there will be continued buildup of moisture within the building air space.

Following are some of the challenges which will need to be addressed as part of the holistic approach to make the building habitable:

- Address all areas of work to seal the envelope of the building, including the installation of flooring
- Treat stored building materials for mold remediation and relocate contents/materials inside the building for future reuse
- Securing power supply for the building and the Park from FP&L. Staff has already begun the dialogue with FPL and is seeking a proposal to provide necessary power to serve the future building
- Identify final location for chiller based upon tenant usage
- Mold Remediation and environmental monitoring for a period of time to ensure successful remediation

Southeast Area:

- Bids were received on February 27 and a low bid of \$726,847.47 was received (\$633,868.00 for the base work and \$92,979.47 for the Andrews Avenue sidewalk). The pre bid estimate was \$865,000.00
- A Task order amendment is being processed for additional structural design services in order to update plans for new permits under the 2010 Florida Building Code. The structural design modifications are required since the original permit issued to West Construction has expired and the issuance of the new permit will require compliance with the current provisions of the Florida Building Code. Required changes will not modify the cost of the project construction.
- Archaeologist has been notified of impending need for construction monitoring services (approximate fee of \$9K).

West Area:

At the present time, there is no scope of work identified for this area under the available funding.

Other Issues:

Litigation with West Construction is ongoing and depositions of City staff were conducted in January, February and March. The trial date has been continued and reset for the docket commencing April 1st.

Funding

The following is current funding information

Estimated Costs and Funding Availability:

Areas	Cost Estimate	Available Funding
Northeast Area	\$1.8 – 2.4 million ⁽¹⁾	\$3,169,210 - unencumbered \$75,000 - shade structure grant \$110,000 - anticipated release of encumbered funds
Southeast Area	\$633,868.00 ⁽²⁾	
Andrews Avenue Sidewalk	\$92,979.47 ⁽³⁾	
Mold Remediation	\$100,000- \$150,000	
West Side – Park	\$0 ⁽⁴⁾	\$3,354,210 – Total

1. The Northeast Area cost estimate excludes mold remediation and will be further verified with an independent cost estimate.
2. The Southeast Area cost is based on actual bid received
3. The Andrews Avenue sidewalk cost is based on actual bid received.
4. No current plans for additional improvements

Action Items:

1. The City is preparing documents to close-out previous contract with Trintec Construction and cancel contract with Decon Environmental.
2. Should the proposed approach be approved, the following activities will be undertaken to move the project forward:
 - a. Procure cost estimating services and the cost estimate for the services described in this memo for the Northeast Area

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